138.0	0005	0001.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,026,600 /	1,026,600
					USE VALUE:	1,026,600 /	1,026,600
					ASSESSED:	1,026,600 /	1,026,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		BRUNSWICK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ORSAK KATHLEEN P/TRUSTEE
Owner 2:	KATHLEEN P ORSAK REVOCABLE TR
Owner 3:	
Street 1:	1 RILEY RD
Street 2:	
Twn/City:	LUNENBURG
St/Prov:	MA Cntry: Own Occ: N
Postal:	01462 Type:

PREVIOUS OWNER

Owner 1:	ORSAK KATHLEEN PADILLA -
Owner 2:	-
Street 1:	36 BRUNSWICK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,770 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1945, having primarily Clapboard Exterior and 2612 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6770.000	465,400	400	560,800	1,026,600
Total Card	0.155	465,400	400	560,800	1,026,600
Total Parcel	0.155	465,400	400	560,800	1,026,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.03 | /Parcel: 393.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	88755
GIS Ref	
GIS Ref	
Insp Date	09/29/17

!10697!

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0005-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	465,100	400	6,770.	560,800	1,026,300	1,026,300	Year End Roll	12/18/2019
2019	101	FV	336,600	400	6,770.	591,900	928,900	928,900	Year End Roll	1/3/2019
2018	101	FV	317,900	800	6,770.	436,200	754,900	754,900	Year End Roll	12/20/2017
2017	101	FV	317,900	800	6,770.	417,500	736,200	736,200	Year End Roll	1/3/2017
2016	101	FV	317,900	800	6,770.	386,300	705,000	705,000	Year End	1/4/2016
2015	101	FV	306,000	800	6,770.	324,000	630,800	630,800	Year End Roll	12/11/2014
2014	101	FV	304,900	800	6,770.	316,500	622,200	622,200	Year End Roll	12/16/2013
2013	101	FV	304,900	800	6,770.	301,600	607,300	607,300		12/13/2012

PRINT

Date	Time
12/11/20	00:58:44

LAST REV

Date	Time
04/19/18	17:42:54
mmcmakin	
10697	

USER DEFINED

Prior Id # 1:	88755
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ORSAK KATHLEEN	70702-340		3/6/2018	Convenience	99	No	No		
VOGES ROBERT E,	63058-496		12/13/2013		699,000	No	No		
NEW ENGLAND BUI	48743-548		12/28/2006		580,000	No	No		
CATH STANLEY HO	46613-450		12/6/2005	Portion-Asst	887,000	No	No		
CATH COHEN CLAI	27773-101		10/16/1997	Family	10	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/3/2017	504	Window/S	41,560					siding/roof/win/re

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2017	MEAS&NOTICE	HS	Hanne S
11/14/2008	Meas/Inspect	336	PATRIOT
4/29/2007	MLS	MM	Mary M
4/29/2006	MLS	MM	Mary M
10/25/2000	Hearing Chag	163	PATRIOT
1/3/2000	Inspected	276	PATRIOT
11/18/1999	Mailer Sent		
11/9/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6770		Sq. Ft.	Site		0	90.	0.92	10									560,788						560,800	

Total AC/HA: 0.15542 | Total SF/SM: 6770 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 560,788 | Spl Credit | Total: 560,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1945	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.21695459
Const Adj.:	1.03020000
Adj $ / SQ:	169.250
Other Features:	117916
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	571729
Depreciation:	106342
Depreciated Total:	465387

COMMENTS

KIT IN BMT / SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB	2				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

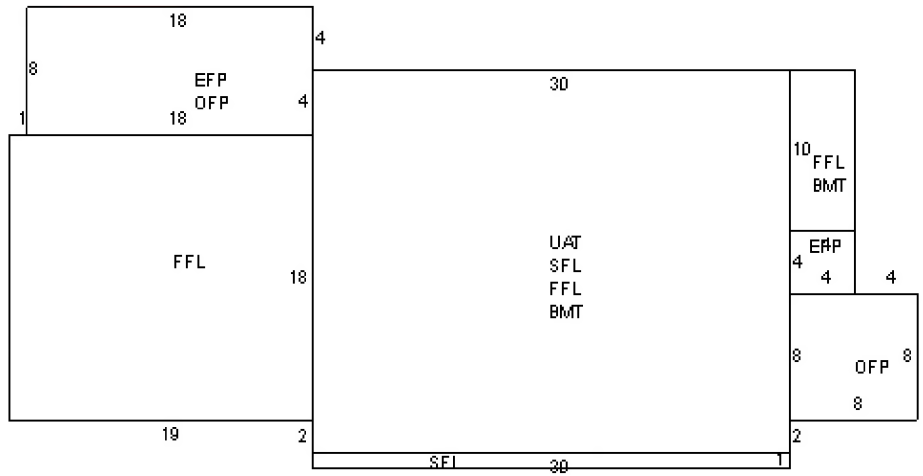
No Unit	RMS	BRS	FL
1	10	4	M
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	186.18
Special Features:	0	Val/Su Net:	147.28
Final Total:	465400	Val/Su SzAd	251.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,102	169.250	186,514
BMT	Basement	760	83.780	63,672
SFL	Second Floor	750	169.250	126,938
OFP	Open Porch	208	25.170	5,235
UAT	Upper Attic	180	67.700	12,186
EFP	Enclos Porch	160	45.580	7,292

Net Sketched Area:	3,160			Total:	401,837
Size Ad	1852	Gross Are	3700	FinArea	2612

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0005-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X12	A	AV	1980	6.00	T	31.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400